

034.0

0003

0014.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
448,800 / 448,800

APPRaised:

448,800 / 448,800

USE VALUE:

448,800 / 448,800

ASSESSED:

448,800 / 448,800



## PROPERTY LOCATION

| No | Alt No | Direction/Street/City    |
|----|--------|--------------------------|
| 85 |        | SUNNYSIDE AVE, ARLINGTON |

| OWNERSHIP                | Unit #: |
|--------------------------|---------|
| Owner 1: DENISCO HEATHER |         |
| Owner 2:                 |         |
| Owner 3:                 |         |

|           |                  |
|-----------|------------------|
| Street 1: | 85 SUNNYSIDE AVE |
| Street 2: |                  |

|           |           |
|-----------|-----------|
| Twn/City: | ARLINGTON |
| St/Prov:  | MA        |
| Postal:   | 02474     |
| Cntry:    |           |
| Own Occ:  | Y         |
| Type:     |           |

| PREVIOUS OWNER             |
|----------------------------|
| Owner 1: HATFIELD INEZ -   |
| Owner 2: -                 |
| Street 1: 85 SUNNYSIDE AVE |
| Twn/City: ARLINGTON        |
| St/Prov: MA                |
| Postal: 02474              |
| Cntry:                     |

|  |
|--|
| NARRATIVE DESCRIPTION  |
| This parcel contains 2,995 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 938 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms. |

| OTHER ASSESSMENTS               |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS |      |             |     |         |      |             |
|------------------|------|-------------|-----|---------|------|-------------|
| Item             | Code | Description | %   | Item    | Code | Description |
| Z                | R2   | TWO FAMIL   | 100 | water   |      |             |
| o                |      |             |     | Sewer   |      |             |
| n                |      |             |     | Electri |      |             |
| Census:          |      |             |     | Exempt  |      |             |
| Flood Haz:       |      |             |     |         |      |             |
| D                |      |             |     | Topo    | 4    | Rolling     |
| s                |      |             |     | Street  |      |             |
| t                |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 2995        |                    | Sq. Ft.   | Site      |           | 0          | 64.        | 1.70 | 3     |             |           |        |   |        |   |        |   | 326,305         |           |   |           |        |      | 326,300   |       |

## IN PROCESS APPRAISAL SUMMARY

| Legal Description |  |  |  |  |  |  | User Acct |
|-------------------|--|--|--|--|--|--|-----------|
|                   |  |  |  |  |  |  | 23478     |
|                   |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  | Insp Date |
|                   |  |  |  |  |  |  | 12/07/18  |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            | Parcel ID   | 034.0-0003-0014.0 |               |            |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|-------------------|---------------|------------|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value     | Notes         | Date       |
| 2020                | 101 | FV  | 156,200    | 0         | 2,995.    | 326,300    | 482,500     | 482,500           | Year End Roll | 12/18/2019 |
| 2019                | 101 | FV  | 120,800    | 0         | 2,995.    | 295,700    | 416,500     | 416,500           | Year End Roll | 1/3/2019   |
| 2018                | 101 | FV  | 120,800    | 0         | 2,995.    | 280,400    | 401,200     | 401,200           | Year End Roll | 12/20/2017 |
| 2017                | 101 | FV  | 120,800    | 0         | 2,995.    | 244,700    | 365,500     | 365,500           | Year End Roll | 1/3/2017   |
| 2016                | 101 | FV  | 120,800    | 0         | 2,995.    | 209,000    | 329,800     | 329,800           | Year End      | 1/4/2016   |
| 2015                | 101 | FV  | 95,500     | 0         | 2,995.    | 193,700    | 289,200     | 289,200           | Year End Roll | 12/11/2014 |
| 2014                | 101 | FV  | 95,500     | 0         | 2,995.    | 160,600    | 256,100     | 256,100           | Year End Roll | 12/16/2013 |
| 2013                | 101 | FV  | 95,500     | 0         | 2,995.    | 153,000    | 248,500     | 248,500           |               | 12/13/2012 |

| SALES INFORMATION |           |      |            |           |            |    | TAX DISTRICT |       |  |  | PAT ACCT.                      |  |  |  |  |
|-------------------|-----------|------|------------|-----------|------------|----|--------------|-------|--|--|--------------------------------|--|--|--|--|
| Grantor           | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst          | Verif |  |  | Notes                          |  |  |  |  |
| HATFIELD INEZ,    | 73806-573 | 1    | 12/11/2019 |           | 432,000    | No | No           |       |  |  | Herbert A Jingsts dod 3/9/2007 |  |  |  |  |
| JINGSTS HERBERT   | 40361-289 |      | 8/7/2003   | Family    |            | 1  | No           | No    |  |  |                                |  |  |  |  |
|                   | 8791-45   |      | 1/1/1901   |           |            | No | No           | N     |  |  |                                |  |  |  |  |

| BUILDING PERMITS |        |         |        |     |            |          |          |             |           |              |     | ACTIVITY INFORMATION |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------|--------|---------|--------|-----|------------|----------|----------|-------------|-----------|--------------|-----|----------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Date             | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descr | Comment     | Date      | Result       | By  | Name                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 4/22/1998        | 257    | Manual  | 4,200  |     |            |          |          | REPLACE WDK | 1/23/2020 | SQ Mailed    | MM  | Mary M               |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |         |        |     |            |          |          |             | 12/7/2018 | MEAS&NOTICE  | CC  | Chris C              |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |         |        |     |            |          |          |             | 3/31/2009 | Meas/Inspect | 189 | PATRIOT              |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |         |        |     |            |          |          |             | 11/3/2000 | Hearing N/C  |     |                      |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |         |        |     |            |          |          |             | 2/18/2000 | Meas/Inspect | 270 | PATRIOT              |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |         |        |     |            |          |          |             | 8/9/1993  |              | MF  |                      |  |  |  |  |  |  |  |  |  |  |  |  |  |

Sign: VERIFICATION OF VISIT NOT DATA / / /

